



Lea Combe, Axminster EX13 5LJ

welcome to

Lea Combe, Axminster

Three bedroom semi-detached home with garage and driveway, offered for sale with NO ONGOING CHAIN

Entrance Hallway

Entered via uPVC double glazed door with glass panel inserts, uPVC double glazed window to front, radiator, ceiling light points, stairs rising to first floor

Lounge

22' 9" x 12' 3" max (6.93m x 3.73m max)
Dual aspect with uPVC double glazed windows to front and rear, radiators, ceiling light points

Kitchen

11' 8" max x 10' 7" (3.56m max x 3.23m)
uPVC double glazed window to rear, wooden door with glass panel inserts leading to lean-to, range of wall and base units with worksurface over, space and plumbing for a range of domestic appliances, radiator, ceiling light point, storage cupboard under-stairs

Lean-To

20' 4" x 5' 1" (6.20m x 1.55m)
uPVC double glazed doors to front and rear, with door opening into garage, ceiling light point

Cloakroom

uPVC double glazed opaque window to rear aspect, low level WC, ceiling light point

Landing

uPVC double glazed window to side aspect, built-in storage cupboard, access to loft via hatch, ceiling light point

Bedroom One

13' 6" x 9' 6" max (4.11m x 2.90m max)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bedroom Two

9' 5" x 8' 9" (2.87m x 2.67m)
uPVC double glazed window to rear aspect, built in wardrobes, radiator, ceiling light point

Bedroom Three

9' 5" max x 9' 4" (2.87m max x 2.84m)
uPVC double glazed window to front aspect, radiator, ceiling light point

Bathroom

uPVC double glazed opaque glass window to rear aspect, panel bath with shower over, low level WC, wash hand basin, radiator, ceiling light point

Garage

16' 6" x 8' (5.03m x 2.44m)
Up and over door to driveway, access into house via Lean-To, power and lighting

Rear Garden

Enclosed rear garden, mainly laid to lawn with patio seating area, range of plants and shrubs, brick shed, gated access to front of property





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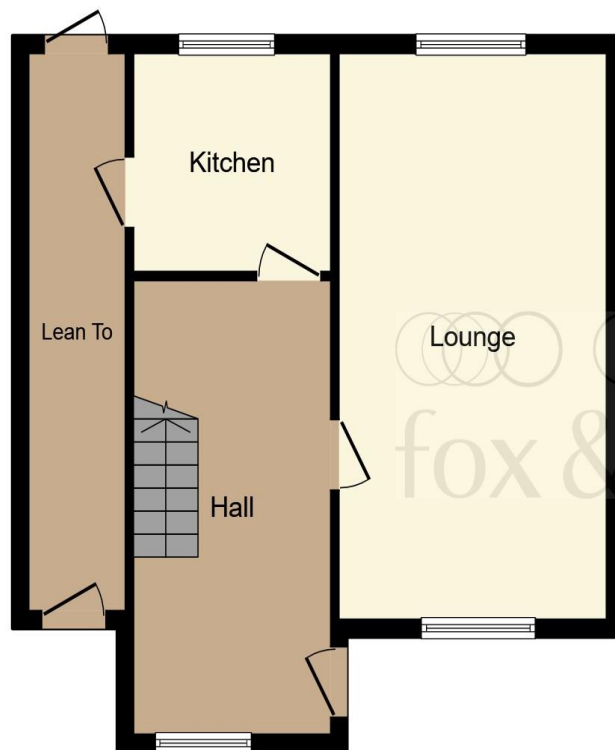
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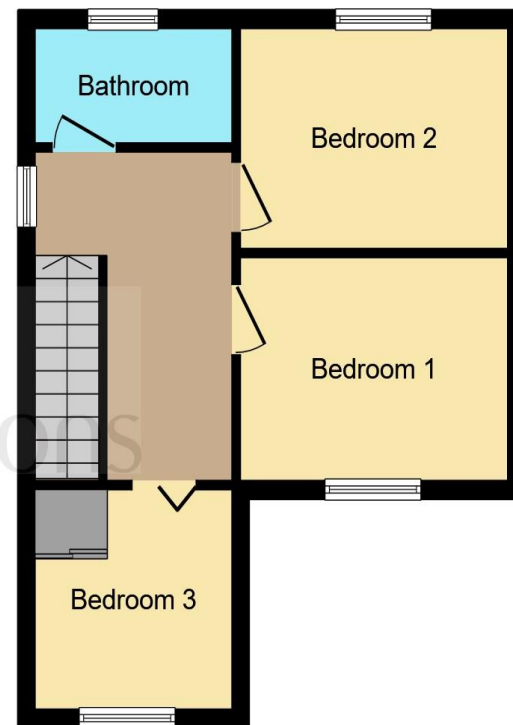
- COUNCIL TAX BAND = C
- NO ONGOING CHAIN
- GARAGE
- ENCLOSED REAR GARDEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C

£250,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
AXM104673 - 0002

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